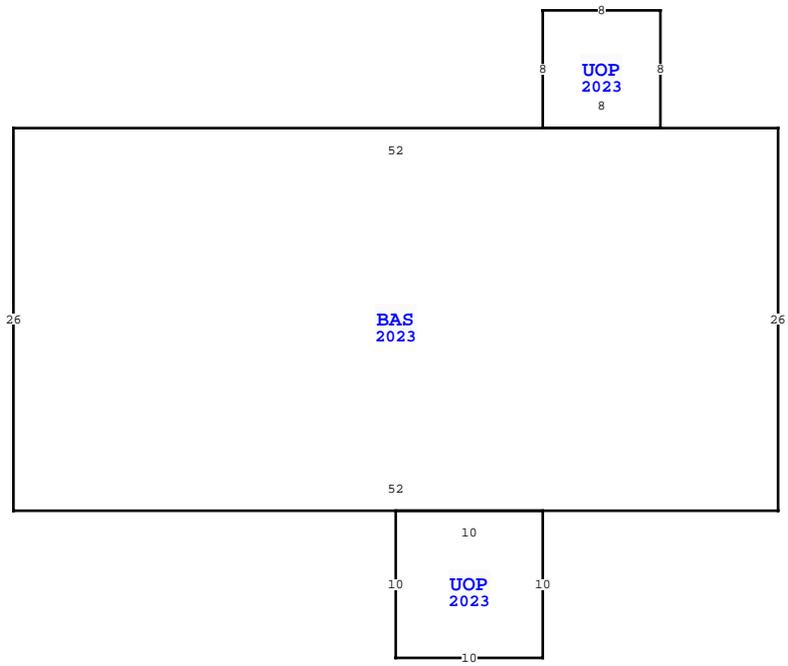




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	03	FORCED AIR	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	04	04	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	19416.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,352	100	2023
UOP	64	25	2023
UOP	100	25	2023
TOTALS	1,516		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2000	02	1,393	110.6750	92.97	129,507	2000	2000	0	0	45.00	55.00	
1 MANUF 1 0% - 2023 Heated Area: 1352 HX Base Yr												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			71,229
TOTAL MARKET OB/XF VALUE			36,447
TOTAL LAND VALUE - MARKET			75,285
TOTAL MARKET VALUE			182,961
SOH/AGL Deduction			0
ASSESSED VALUE			182,961
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			182,961
TOTAL JUST VALUE			182,961
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			181,260

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044345	Electrical Servic	0	05/04/2022
24100	M H	420	02/02/2006
16092	M H	125	09/20/1999
12359	M H	125	04/03/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1428/1067	1/20/2021	WD	U	I	11	100
GRANTOR: GADDIS JAMES						
GRANTEE: WATSON VERNEKA D						
1366/2508	8/17/2018	WD	U	I	11	100
GRANTOR: JAMES E GADDIS & D'ES						
GRANTEE: JAMES GADDIS						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2014
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2014
3	9945	Well/Sept	0	0	0	0	2.00	UT	7,000.00	7,000.00	100	
4	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2014
5	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2014
6	0296	SHED METAL	0	0	11	30	1.00	UT	9,900.00	9,900.00	100	2023
7	0252	LEAN-TO W/	0	0	10	16	1.00	UT	240.00	240.00	100	2023
8	0252	LEAN-TO W/	0	0	10	8	1.00	UT	120.00	120.00	100	2023
9	0040	BARN, POLE	0	0	15	45	1.00	UT	1,687.00	1,687.00	100	2023
10	0296	SHED METAL	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2023

TOTAL OB/XF												
29,447												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT
1	0200	C	MBL HM	0		A-1	0.00	0.00	11.95	AC		1.00

BUILDING NOTES												
BAS=[YR=2023;ORIG=37,21] E52 S26 W52 N26 \$												
UOP=[YR=2023;ORIG=73,13] E8 S8 W8 N8 \$												
UOP=[YR=2023;ORIG=63,47] E10 S10 W10 N10 \$												

BUILDING DIMENSIONS												
BAS=[YR=2023;ORIG=37,21] E52 S26 W52 N26 \$												
UOP=[YR=2023;ORIG=73,13] E8 S8 W8 N8 \$												
UOP=[YR=2023;ORIG=63,47] E10 S10 W10 N10 \$												

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0200	C	MBL HM	0		A-1	0.00	0.00	11.95	AC		1.00	1.00	0.70	9,000.00	6,300.00	75,285							

E1/2 OF SW1/4, EX 49.60 AC OFF T
 EX 9.60 AC DESC IN ORB 595-824 &
 IN ORB 779-2299 & EX 10 AC DESC

WATSON VERNEKA D/GADDIS BRIENT R
 5725 SW COUNTY ROAD 242
 LAKE CITY, FL 32024

2026

19-4S-16-03071-000


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																					
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																				SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q / U</th> <th>V / I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1428/1067</td> <td>1/20/2021</td> <td>WD</td> <td>U</td> <td>I</td> <td>11</td> <td>100</td> </tr> </tbody> </table> GRANTOR: GADDIS JAMES GRANTEE: WATSON VERNEKA D 1366/2508 8/17/2018 WD U I 11 100 GRANTOR: JAMES E GADDIS & D'ES GRANTEE: JAMES GADDIS										OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	1428/1067	1/20/2021	WD	U	I	11	100
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										TOTAL OB/XF 7,000																																	
REVIEW DATE 04/29/2025 BY ks Total Acres: 11.95 Total Land Value: 75,285 Market: 0 Agricultural: 0 Common: 75,285 PRINTED 05/12/2026 BY SYS																																											